028.0	0002	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,377,900	/	1,377,900
USE VALUE:	1,377,900	/	1,377,900
ASSESSED:	1,377,900	/	1,377,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17	-19	GRAFTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROOKS AVENUE LLC
Owner 2:	
Owner 3:	
Street 1:	PO BOX 288
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DAVIDSON HENRY E & HENRY JR -
Owner 2:	DAVIDSON MANAGEMENT COMPANY -
Street 1:	30 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1895, having primarily Wood Shingle Exterior and 4567 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5400.000	912,300		465,600	1,377,900
Total Card	0.124	912,300		465,600	1,377,900
Total Parcel	0.124	912,300		465,600	1,377,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 301.69 /Parcel: 301.69

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 19349
GIS Ref:
GIS Ref:
Insp Date: 07/29/17

!2342!

PREVIOUS ASSESSMENT

Parcel ID: 028.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	912,300	0	5,400.	465,600	1,377,900		Year end	12/23/2021
2021	105	FV	868,900	0	5,400.	465,600	1,334,500		Year End Roll	12/10/2020
2020	105	FV	868,900	0	5,400.	465,600	1,334,500	1,334,500	Year End Roll	12/18/2019
2019	105	FV	675,900	0	5,400.	494,700	1,170,600	1,170,600	Year End Roll	1/3/2019
2018	105	FV	675,900	0	5,400.	360,800	1,036,700	1,036,700	Year End Roll	12/20/2017
2017	105	FV	632,400	0	5,400.	314,300	946,700	946,700	Year End Roll	1/3/2017
2016	105	FV	632,400	0	5,400.	267,700	900,100	900,100	Year End	1/4/2016
2015	105	FV	527,400	0	5,400.	261,900	789,300	789,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:22:26

LAST REV

Date	Time
12/20/19	11:12:01
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 2342

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIDSON HENRY	44614-115		2/9/2005	Family	99	No	No		
DAVIDSON HENRY-	22467-392		10/5/1992		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/23/2019	1118	Re-Roof	10,000	C				
6/17/2010	700	Redo Kit	27,000					& 2 BATHS
6/17/2010	699	Redo Kit	14,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
4/16/2009	Measured	197	PATRIOT
2/16/2000	Mailer Sent		
2/16/2000	Measured	270	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	19349
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5400		Sq. Ft.	Site		0	80.	1.08	1									465,601						465,600	

Total AC/HA:	0.12397	Total SF/SM:	5400	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total: 465,601	Spl Credit	Total: 465,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	3 - Asbestos		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1895	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.87989759
Const Adj.:	0.98990101
Adj $ / SQ:	148.072
Other Features:	178601
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1022755
Depreciation:	110458
Depreciated Total:	912297

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

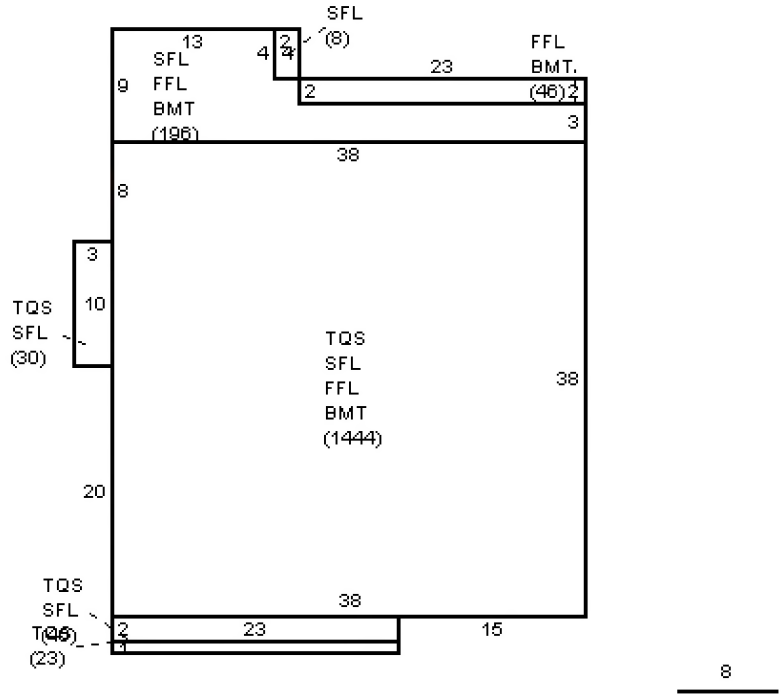
No Unit	RMS	BRS	FL
2	5	2	
1	4	2	
Totals			
3	14	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	162.88
Special Features:	0	Val/Su Net:	145.90
Final Total:	912300	Val/Su SzAd	199.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,724	148.070	255,276
BMT	Basement	1,686	44.420	74,895
FFL	First Floor	1,686	148.070	249,649
TQS	3/4 Story	1,157	148.070	171,356

Net Sketched Area:	6,253			Total:	751,176
Size Ad	4567.25	Gross Area	6639	FinArea	4567

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

028.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	